

COMPLAINTS

## N. D. RYAN BUILDERS

RECEIVED

11.10.2012

Support Services

Claire Robinson  
Head of Planning and Transportation  
Council Offices  
South Street  
Rochford  
Essex  
SS4 1BW

22<sup>nd</sup> November 2011

Dear Claire,

**Re: Application – 11/00610/COU**

I understand to date there has been approximately six letters of objection received from local residents stating that the bar is an essential meeting place and I now feel it is appropriate for me to explain my reasons for the above application.

When I originally developed the site my aim was to retain a local bar for the Fambridge community although this was not stimulated by the Council for planning permission at the time. Unfortunately over the years the bar has only been supported by a handful of residents and was not a viable business.

The Maritime Mews Community Interest Company confirmed they were finding it difficult to meet the overheads and staff were working on a voluntary basis. With costs ever increasing it would not have been long before the bar would have ceased trading and the commercial unit left empty. Due to the rural setting and small community it would have been very difficult to re-let to another business and this is also the view of the local letting agent.

In addition I have also received several formal complaints from local residents and the housing association regarding noise from live music from open microphone sessions. I have enclosed some of the emails received for your perusal.

I can sympathise with the residents but as I hope you will agree an empty unit will not be beneficial to anyone in the long run.

Yours Sincerely

Neil Ryan

**Kathy Ryan**

---

**From:** Hannah [hannah@cohav.co.uk]  
**Sent:** 20 September 2012 11:36  
**To:** 'Kathy Ryan'  
**Subject:** FW: MARITIME MEWS - THE MEWS BAR

Kind Regards,

Hannah Window  
COHAV Group  
Tel: 01702 541514  
Web: [www.cohav.co.uk](http://www.cohav.co.uk)  
Email: [hannah@cohav.co.uk](mailto:hannah@cohav.co.uk)

**From:** PATRICIA CROSS [<mailto:pat758@btinternet.com>]  
**Sent:** 06 July 2012 15:15  
**To:** Maritime Mews(South Fambridge)Ltd  
**Cc:** KarenElsmore; Danny  
**Subject:** MARITIME MEWS - THE MEWS BAR

**TO WHOM IN MAY CONCERN**

As the owner of Apartment 7, Maritime Mews, South Fambridge, I am deeply concerned by the intention not to grant permission for the Mews Bar to be converted into a private residence.

The premises have remained empty for some time which leaves the residents of the block exposed to potential vandalism and poses a security risk. The fact it is now boarded up increases these risks even more and tarnishes the character of the whole building. Further delays in determining the fate of the building only exacerbate this situation.

Whilst it is appreciated that the terms of the initial planning application allowed for a "social" facility in the village, despite several attempts to make this a success, it has failed. Residents of South Fambridge have not supported the facility (even when their own have tried to run it as the village wanted) and thus far, on the few occasions when a very small number of people, in relation to the number of actual villagers have used the facility they have shown little respect for the residents of Maritime Mews (noise etc).

I feel very strongly, as an owner in the block, to allow the premises to be converted to another flat is the most appropriate way forward.

I am absolutely apposed to the building being used as a bar again and certainly am not happy at all that there would be a suggestion of a community centre instead.

W D Cross (Mr)  
P Cross (Mrs)

**Hannah**

**From:** michael brooker [mjbrooker@hotmail.co.uk]  
**Sent:** 24 June 2012 10:40  
**To:** hannah@cohav.co.uk  
**Cc:** stuart.clarke@circle.org.uk  
**Subject:** Planning application for Mews Bar conversion

Hannah,

As confirmed during our recent resident's meeting we write today in support of the application to convert the former Mews Bar to a residential dwelling.

We understand that the previous application was unsuccessful due to the large amount of objections from other local residents, whilst we understand that they feel they need to have this facility for the social aspect we fail to see how it can work. As a residents of the block it is our belief that a residential property is by far the best option for the site as it is currently empty and if we are honest becoming a bit of an eye sore the sooner something is done with it the better. We believe that the conversion will not only improve the look and feel of the village and in the most part our block but will also increase our property values and saleability in the future.

Whilst we understand that there are a few residents in the village that would like it to remain open and have opposed this option we are confused as to how it will ever work. Having moved into the block in early 2007 when it was completed and being one of the first people to move in we have seen the ownership and management of the Bar change hands several times each time without success. Most notably the very same people that we believe have opposed the application are the most recent owners themselves in October 2011 taking the option to close it down due to it being not financially viable adding the fact that nobody used it, it seems they want it open to be used when they like but would prefer someone else to foot the bill.

From personal experience on the rare occasion that the bar was used as it is within the block so it causes a lot of disturbance in particular the music but also on one occasion we had returned home only to find that some of the visitors to the bar had decided to use the residents only car park.

We have also recently recieved a letter from Ashingdon Parish Council who informed us that some residents from the village were proposing that they themselves take over the Bar, which we find astounding again as they decided to close it, but our concern is how it will be funded and if several different owners including locals can't make it work we would hate to see our council tax used to finance something that nobody wants or will use.

It is with all this in mind that we wholly support the planning application and are happy for you to use this email in anyway you see fit and are happy for you to pass on our details so we may be contacted by any relevant departments for any further information.

Regards

Michael & Victoria Brooker  
Apt 4 Maritime Mews

20/09/2012

21<sup>st</sup> May 2012



Rochford District Council  
Rochford  
Essex

Number One Building  
The Causeway  
Bishops Stortford  
Herts CM23 2ER  
Tel 0845 815 7500  
or 01279 712 460

To whom it may concern,

**Re: Mews Bar**

Maritime Mews (South Fambridge) Ltd are the freeholder of the block Maritime Mews in South Fambridge, Rochford and South Anglia Housing Ltd hold a sub lease. We are writing to you on behalf of our residents at Maritime Mews regarding the Mews Bar.

Over the last three years, South Anglia Housing Ltd has received numerous correspondences from neighbouring residents regarding the noise nuisance caused by the bar.

We are aware that the lease on the bar was not renewed in October 2011. South Anglia is requesting that all parties consider the re-opening of a bar at this location due to it's close proximity to the Maritime Mews flats.

If you would like to discuss the contents of this letter, please do not hesitate to contact me on the number below.

Yours faithfully

Stuart Clarke  
Portfolio Manager  
Circle Anglia Housing Association  
Direct line: 01279 712 477 / 01279 712460  
E-mail: stuart.clarke@circle.org.uk

07767 808480.



**Circle Living delivering local services on behalf of South Anglia Housing  
and Circle 33 Housing Trust**

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Apt 1 Maritime Mews  
Fambridge Road  
Rochford  
Essex  
SS4 3LD

To whom it may concern

**CHANGING OF MEWS BAR TO 2 BED FLAT**

We write this letter with regards to the planning permission for the Mews Bar at Maritime Mews to be changed to a 2 bed apartment.

We strongly agree to the planning of another flat at maritime mews and think it is essential, we are residents at maritime mews and have been for the past 5 years.

In the past 5 years we have had a lot of problems with the bar and it has made our lives a living hell!! We have a young family and the amount of noise that is generated by the Mews Bar is unacceptable from:

- Swearing, shouting!!
- Being noisy when arriving and leaving, slamming car doors, stereos etc!!!!
- Opening mic nights on a WEDNESDAY!!!!
- Live Gigs with full bands (have you seen inside the bar, it is tiny you do not need massive amplifiers or separate speakers it is not a field!!)
- Noise generate from beer stock room including barrels!!
- People urinating (this is heard through the wall)!!
- Disposing of the bar rubbish (glass bottles etc) at ridiculous times of the evening/night!!
- General tidying up banging and scrapping chairs and tables at ridiculous time of the night!!
- Water left running for days!!

If it was a detached pub then it would be a completely different story but it's not it's a tiny bar adjoined to 10 flats!! We tried to sort the problems above by contacting the villagers who were running the bar on a few occasions and were basically told they couldn't or should I say wouldn't do anything about it, if we don't like it we shouldn't live next to a bar, so we should move!! Does that sound like community spirit to you?! So we contacted Rochford Council on several occasions, they then visited the premises and contacted the licensee and they were asked to change the times and basically to respect the residents, but needless to say this was completely ignored it!! Within Maritime Mews there are 4 young families and having children under 5 it is unfair to put up with the lack of respect from fellow villagers!

When the mews bar was open which wasn't very often the main visitors were from outside of the village this would bring more problems with parking, the flats are allocated 10 spaces and on occasion you would come home to find somebody had parked in your space, or they would pull up outside the

bedroom window causing more noise and car pollution into my children's bedrooms, especially when they are trying to sleep!

There use to be a drug problem when the bar was open and we feel that if the bar was to re-open at any time this would then start up again; exposing our children to this is unacceptable!!

I understand the villagers were told they would have somewhere to go to meet why does this have to involve alcohol and all the trouble that brings! The Mews Bar has never been the best place, it just isn't big enough and nobody goes there, the only time I have ever seen it busy is New Years eve or when someone hired the place out for a private party and in the past 5 years it was only hired out twice!!

When the bar finally shut at the end of 2011, we were informed that the people running the bar weren't making any money so decided to end their lease early.

The current state of the Mews Bar is not good for anybody in the village, it is one of the first things you see when you enter the village, and who wants to be greeted with graffiti and a boarded up door?! It is bringing the property prices down in the village so if planning permission isn't granted to change it to a new apartment it will only make the prices plummet further! And there is a need for affordable housing in the area, so this would solve some problems.

The parish could solve 2 problems to keep everyone happy they could purchase the proposed scrap yard at the bottom of Fambridge Road and convert this into a community centre for the village so ALL the villagers can get behind the project and use it!!

I believe by making the Mews Bar into a 2 bed apartment it would make it better for all residents of Maritime Mews, so please consider the planning permission it would be great to think I don't have to listen to another guy through the wall urinating.

I look forward to hearing your decision on the matter.

Kind Regards

Miss N Taylor & Mr. P Letts

**Hannah**

**From:** PAUL LETTS [paul.letts@btinternet.com]

**Sent:** 03 March 2011 08:19

**To:** Hannah Window

**Subject:** Sky + and communal dish query

Good morning Hannah,

We are thinking of getting Sky HD but only seem to have 1 feed coming in from the communal dish and Sky HD needs 2. Is it possible to have another feed put through?

On a side note the Mews Bar was open until 11.30pm - midnight with their live music. There was no warning that this was going to take place and their opening times state they shut at 10pm. Again I feel this is completely unacceptable and would like something done as soon as possible as it is severely affecting my work and personal life.

I look for to your response.

Many thanks,

Paul

**Hannah**

---

**From:** PAUL LETTS [paul.letts@btinternet.com]

**Sent:** 17 February 2011 07:46

**To:** Hannah

**Subject:** Mew Bar Problems

Good morning Hannah,

Sorry to start the day with a complaint but we have really had enough of the noise problems from the Mews Bar.

When we were sold the apartment we were told that it was just a quiet bistro for local residents to come and have a quiet drink, we were also told that the room they are using for beer storage was a cycle room (and this is backed up in the lease) but the bar has developed into a live music venue with no respect for the residents.

Since the new owners there has been loud music almost every night going on well past the hours stated on the bar door. No events have been advertised but we have had people running up and down the walk way at the apartments leaving bottles and stubbed out cigarettes which I have had to clear away.

We are unable to go to bed until the bar noise has stopped, which is after midnight when the scrapping of chairs and tables has ceased and the "locals" has got into their cars and driven home. On a couple of occasions our children have been woken by the noise.

I have been into talk to the people who ran the bar but was told that we shouldn't have moved there and shouldn't have had children if we were living next to a bar.

We are in a really difficult situation now where we cannot afford to move (negative equity) but can no longer live in our home because of the noise.

Any help or advice in this matter would be greatly received.

Many thanks,

Paul Letts & Nicola Taylor, Apartment 1, Maritime Mews

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**Hannah**

**From:** PAUL LETTS [paul.letts@btinternet.com]

**Sent:** 04 April 2011 10:48

**To:** Hannah

**Subject:** RE: Cleaning Rota 02/04/11

Thanks Hannah.

Just a quick question regarding the Mews Bar (again, sorry). Would it be possible for them to have rubber/felt pads attached to the bottom of their chairs to minimise the screeching when they drag them across the bar floor? This would cost next to nothing and help alleviate some of the noise problem to a certain extent. I would even attach them myself if they require it.

Many thanks,

Paul

--- On Mon, 4/4/11, Hannah <hannah@cohav.co.uk> wrote:

From: Hannah <hannah@cohav.co.uk>  
Subject: RE: Cleaning Rota 02/04/11  
To: "PAUL LETTS" <paul.letts@btinternet.com>  
Date: Monday, 4 April, 2011, 9:38

Morning Paul,

Thanks for the rota. I have passed the costings onto the tenants and I will let you know in due course.

Have a good day.

Kind Regards,

Hannah Window

COHAV Group

Tel: 01702 541514

Web: [www.cohav.co.uk](http://www.cohav.co.uk)

Email: [hannah@cohav.co.uk](mailto:hannah@cohav.co.uk)

20/09/2012

To Whom It may Concern

3 December 2011

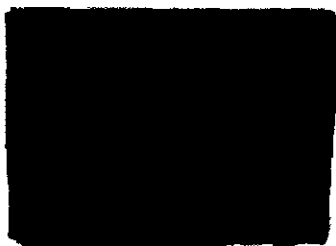
**Re: Proposal to Change of Use of Bar at Maritime Mews**

This letter is to confirm that I strongly agree to the suggestion that the empty bar area at Maritime mews South Fambridge be turned into another apartment as soon as possible.

The bar has been quite noisy on occasions and not suitable for such a small residential area.

I look forward to seeing some progress on this matter.

Yours faithfully

A large black rectangular redaction box covering the signature and name of the sender.

To Whom It may Concern

3 December 2011

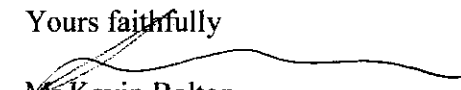
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The bar has been quite noisy on occasions and not suitable for such a small residential area.

I look forward to seeing some progress on this matter.

Yours faithfully



Mr Kevin Bolton

Owner

Apartment 10 Maritime Mews

Fambridge Rd

South Fambridge

Essex

Tel: 0771 3332220

**Planning Application Comments(11/00610/COU)**

A summary of your comments is provided below.

Comments were submitted at 21/12/2011 20:26:08

## Application Summary

**Address:**  
Cafe Bar, Maritime Mews, Farnbridge Road, South Farnbridge, Rochford, Essex.

**Proposal:**  
**Change of Use From Bar (A4) to Residential (C3)**

Case Officer:  
Claire Robinson

### Customer Details

Name:

Address:

Postcode:

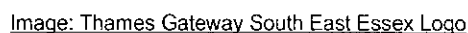
**Email:**

Phone Number:

### Comments

I am surprised that so many other neighbours want the mews bar to stay as a bar, the bar wasn't receiving many visitors and wasn't making any money! If the village wants a bar why don't they open the old Shellfish Packing Station? It would make everybodys life better residents of Maritime Mews flats and the residents of South Farnbridge who could enjoy a bigger area, and not disturb

22/12/2011



young families who don't want to have a pub next door. How would you like to hear a complete stranger go to the toilet! The bar at present has no sound proofing, so noise to [REDACTED] is excessive!!! If the mews bar is to reopen the whole place would need to be re-done as residents are not happy with the amount of noise that is heard! Visitors may like a drink and a chat but residents do not want to hear this when they are trying to sleep! A new plan needs to be made as this makes me very upset and annoyed we have had so many problems with the place!

22/12/2011



Image: Thames Gateway South East Essex Logo



Hannah

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**From:** Stuart Clarke [Stuart.Clarke@circle.org.uk]  
**Sent:** 08 August 2011 09:33  
**To:** Hannah  
**Subject:** The Mews Bar  
**Attachments:** Maritime Mews Plans 1.jpg; Maritime Mews planning permission.jpg

Hi Hannah,

I hope that you are well?

I have recently been looking into the Mews Bar and a couple of issues surrounding it. I wanted to formally write to the bar about these issues but I thought that I would run it by you first to see if you could help. There were three issues that I wanted to ask you about:

- We have been in contact with Rochford District Council who have been able to provide the planning permission documents regarding Maritime Mews and the Mews Bar. As stated in the official planning permission document, the Café/bar *"shall only be used as a café/bar and for no other purpose, including any use otherwise permitted within Class A3,A5 of the schedule to the Town and Country Planning Order 2005"*.

We understand that there is on occasion live music played at the bar which is not permissible according to this Town and Country Planning order 2005 and this has caused residents to complain to us.

- I also wanted to discuss the opening hours of the bar (0800 – 2330, seven days a week) as we have been informed that these opening hours have not always been kept to.
- The final point is regarding the Maritime Mews Cycle Store, which is clearly shown on the plans attached. Currently, Mews Bar are using this area for storage which has forced residents to store bikes in the bin store area. According to the plans, this area should be for Maritime Mews residents only.

Let me know your thoughts on the above.

Cheers

Stuart Clarke

Portfolio Manager  
Commercial and Leasehold Team  
Circle Living (Circle Anglia Housing)  
Tel : 01279 712477

'Important Changes to Guidance on Concealed Gas Flues: Your gas boiler creates Carbon Monoxide, a harmful gas, which is channelled away through your gas flue. A concealed flue is one which travels

06/12/2011